

Sec. 5.700. (R-3) MEDIUM DENSITY RESIDENTIAL DISTRICT.**Sec. 5.701. Purpose.**

This district is intended to fulfill the need for medium density residential development. The property development standards are designed to allow maximum flexibility while maintaining an environment compatible with single-family neighborhoods. This district will generally serve as an integral part of the neighborhood, allowing for a variety of housing types.

Sec. 5.702. Approvals required.

No structure or building shall be built or remodeled upon land in the R-3 district until Development Review [Board] approval has been obtained as outlined in article I, section 1.900 hereof.

(Ord. No. 3225, § 1, 5-4-99)

Sec. 5.703. Use regulations.

A. *Permitted uses.* Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Day care home.
2. Dwelling unit(s).
3. Accessory buildings; swimming pool, private home occupations and other accessory uses.
4. Temporary buildings for uses incidental to construction work which buildings shall be removed upon the completion or abandonment of the construction work.
5. Model dwelling units.
6. Municipal uses.
- 6.1. Wireless communications facilities; types 1, 2, and 3, subject to the requirements of Sections 1.906, 3.100 and 7.200.

B. *Uses permitted by conditional use permit.*

1. Wireless communications facilities; type 4, subject to requirements of sections 1.400, 3.100 and 7.200.

(Ord. No. 2430, § 1, 1-21-92; Ord. No. 2470, § 1, 6-16-92; Ord. No. 2510, § 1, 11-17-92; Ord. No. 2858, § 1, 12-5-95; Ord. No. 3048, § 2, 10-7-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3493, § 1, 3-4-03)

Sec. 5.704. Property development standards.

The following property development standards shall apply to all land and buildings in the R-3 district:

A. *Open space requirements.* A minimum of thirty-six (36) percent of the net lot area shall be provided in meaningful open space, in the following proportions:

1. A minimum of twelve (12) percent of the net lot area shall be provided as frontage open space to provide a setting for the building, visual continuity within the community, and a variety of spaces in the streetscape, except that the frontage open space shall not be required to exceed fifty (50) square feet per one (1) foot of public street frontage and shall not be less than twenty (20) square feet per one (1) foot of public street frontage.
2. A private outdoor living space shall be provided adjoining each dwelling unit equal to a minimum of ten (10) percent of the gross size of the dwelling unit, except that dwelling units above the first story shall provide such space equal to a minimum of five (5) percent of the gross

size of the dwelling unit.

3. The remainder of the required open space shall be provided in common open space.

B. *Building height.*

1. No building shall exceed thirty (30) feet in height except as otherwise provided in article VII.

2. If the R-3 development abuts a single-family residential district or an alley abutting a single-family residential district, the building height may be limited to one (1) story as determined by Development Review Board approval.

C. *Density.* The minimum gross land area per dwelling unit shall be three thousand three hundred seventy (3,370) square feet.

D. *Building setback.*

1. Wherever an R-3 development abuts an R-1, R-4, R-4R or M-H district or an alley abutting any of those districts, a yard of not less than fifteen (15) feet shall be maintained, except that accessory buildings for purpose of storage or carports may be constructed to within fifteen (15) feet of the adjacent district boundary line.

2. Whenever an R-3 development abuts any district other than R-1, R-2, R-4, R-4R or M-H or abuts an alley adjacent to such other district, a building may be constructed on the property line. However, if any yard is to be maintained, it shall be not less than ten (10) feet in depth. Larger yards may be required by the Development Review [Board] or City Council if the existing or future development of the area around the site warrants such larger yards.

E. *Distance between buildings.* There shall be not less than ten (10) feet between an accessory building and the main building or between two (2) main buildings, except that an accessory building with two (2) or more open sides, one (1) of which is adjacent to the main building, may be built to within six (6) feet of the main building.

F. *Walls, fences and required screening.*

1. Walls, fences and hedges not to exceed eight (8) feet in height shall be permitted on the property line or within the required yard areas, except within the required frontage open space, within which they may not exceed three (3) feet in height, or except as otherwise provided in article VII.

2. All parking areas shall be screened from view from all public streets.

3. All mechanical structures and appurtenances shall be screened as approved by the Development Review Board.

4. All storage and refuse areas shall be screened as determined by the Development Review Board.

G. *Access.* All lots shall have frontage on and have vehicular access from a dedicated street, unless a secondary means of permanent vehicle access has been approved by the Development Review Board.

(Ord. No. 1922, § 1, 11-4-86; Ord. No. 2509, § 1, 6-1-93; Ord. No. 2818, § 1, 10-17-95)

Sec. 5.705. Off-street parking.

The provisions of article IX shall apply.

Sec. 5.706. Signs.

The provisions of article VIII shall apply.